

**B, 1312 Gladstone Road NW
Calgary, Alberta**

MLS # A2228824



\$820,000

Division:	Hillhurst		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Front/Back		
Size:	2,019 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Alley Access, Assigned, Double Garage Detached, Garage Door Opener, Insu		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot, Views		

Heating:	In Floor, Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	\$ 7,309
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Metal Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Windows		
Inclusions:	Could be sold Partially Furnished		

Tucked away on a quiet, tree-lined street in the vibrant heart of Kensington, this architecturally unique 6 unit complex offers a perfect blend of high-end design and everyday comfort. What truly sets this unit apart is the rare, fully fenced private backyard, a peaceful retreat that's ideal for relaxing, gardening, or entertaining - a feature seldom found in inner-city living. The main floor welcomes you with a spacious living area anchored by a striking 3-sided gas fireplace and sleek, heated polished concrete floors. Floor-to-ceiling windows at the rear of the home frame the private yard with dramatic, wide-paned glass, creating an airy, light-filled space. Flowing effortlessly from the living room, the dining area features a stylish serving counter and a wide island that subtly defines the space while preserving an open-concept layout. The chef-inspired kitchen is a true centerpiece, boasting a thoughtful combination of professional-grade stainless steel appliances, elegant stone countertops, and ample workspace. Upstairs, the luxurious primary suite offers a tranquil escape with a private balcony, spa-like ensuite, and a spacious walk-in closet. The top level includes two additional generous bedrooms, a full bathroom, and a bright, versatile den complete with another private balcony and sweeping views. The fully developed basement extends the home's livability, featuring a cozy family room, dedicated office space/4 bedroom, and a convenient 2-piece bath. A heated private double detached garage, central air conditioning, and a mix of in-floor and forced air heating ensure comfort and convenience year-round. With 9-foot ceilings on all levels, both a private backyard and shared courtyard, and unbeatable access to Kensington's top amenities, this property truly checks every box. Bonus: Property can be sold partially furnished. Discover

luxurious inner-city living at its finest—this one-of-a-kind home is ready to welcome you.